

162.0

0002

0020.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

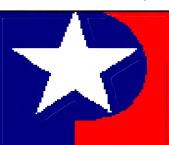
Total Card / Total Parcel  
849,600 / 849,600

USE VALUE:

849,600 / 849,600

ASSESSED:

849,600 / 849,600



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		LINDEN ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MAGEE MATTHEW	
Owner 2: GARDNER DIANE	
Owner 3:	

Street 1: 15 LINDEN STREET  
Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y  
Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: KOHLBERG KENNETH R -  
Owner 2: BLOCH JUSTINE L -

Street 1: 15 LINDEN STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y  
Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 7,350 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1934, having primarily Wood Shingle Exterior and 1858 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7350		Sq. Ft.	Site		0	70.	0.87	8									448,351						448,400	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7350.000	400,000	1,200	448,400	849,600		108172
							GIS Ref
							GIS Ref
							Insp Date
							10/01/18

Total Card: 0.16873 Total SF/SM: 7350 Parcel LUC: 101 One Family Prime NB Desc: ARLINGTON

Total Card: 0.169 Total SF/SM: 7350 Parcel LUC: 101 One Family Prime NB Desc: ARLINGTON

Source: Market Adj Cost Total Value per SQ unit /Card: 457.22 /Parcel: 457.2 Land Unit Type:

Parcel ID: 162.0-0002-0020.A

!12663!

## PRINT

Date: 12/11/20 Time: 02:43:59

## LAST REV

Date: 10/15/18 Time: 10:19:47

apro

12663

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOHLBERG KENNET	41590-550		12/10/2003		584,000	No	No		
DIAZ KEVIN M	27344-134		5/30/1997		320,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/31/2015	1989	Addition	109,000					
10/21/2009	1023	Redo Kit	47,000					

## ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
8/10/2016	Left Notice	DGM	D Mann
8/10/2016	Permit Visit	DGM	D Mann
11/6/2008	Meas/Inspect	345	PATRIOT
6/27/2004	MLS	HC	Helen Chinal
1/21/2000	Inspected	263	PATRIOT
12/1/1999	Measured	263	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>										
Type: 6 - Colonial	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Good	A Bath:	Rating:	UAT UNHEATED ROOM NO CLOSET/SINK IN BSMT.				15	4	OFFP	6							
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 1 - Wood Shingle	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Good	A HBth:	Rating:	OthrFix: 1	Rating: Fair	FFL	8							
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: YELLOW	View / Desir:	Kits: 1	Rating: Very Good	A Kits:	Rating:	Fpl: 1	Rating: Good	WSFlue:	Rating:	1st Res Grid Desc: Line 1 # Units: 1	27	BMT								
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				Level	FY LR DR D K FR RR BR FB HB L O	Other	Upper	Lvl 2	Lvl 1	7	5							
Grade: C+ - Average (+)	Year Blt: 1934	Eff Yr Blt:	Alt LUC:	Floor:	% Own:	Name:	Total Units:	Totals	RMS: 6	BRs: 3	Baths: 2	HB: 1	95'	15	UAT	SFL						
Jurisdct: G17	Fact: .	Const Mod:	Lump Sum Adj:	%	Override:	Total: 18.6 %	Exterior:	No Unit	RMS	BRs	FL				FFL	BMT						
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				Interior:	1	6	3				4	12						
Avg Ht/FL: STD	Prim Int Wall: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Functional:	Economic:	Special:	Additions:							UAT	SFL							
Prim Floors: 3 - Hardwood	Sec Floors:	Bsmnt Flr: 12 - Concrete	Subfloor:	Override:	Kitchen:	Baths:	Kitchen:							FFL								
Bsmnt Gar: 1	Electric: 3 - Typical	Insulation: 2 - Typical	Int vs Ext: S	Total: 18.6 %	Plumbing:	Electric:	Baths:							BMT								
Heat Fuel: 1 - Oil	Heat Type: 5 - Steam	NBHD Inf: 1.00000000	NBHD Mod:	General:	Heating:		Electric:															
# Heat Sys: 1	% Heated: 100	% AC:	Solar HW: NO	WtAv\$/SQ: 125.00	Size Adj: 1.23988760	Const Adj: 0.98990101	Adj \$ / SQ: 153.421	Other Features: 114550	Grade Factor: 1.10	NBHD Inf: 1.00000000	NBHD Mod:	LUC Factor: 1.00	Adj Total: 491390	Juris. Factor: 1.00	Before Depr: 168.76	Net Sketched Area: 2,959	Total: 332,168					
% Com Wall	% Sprinkled:	CALC SUMMARY	COMPARABLE SALES	Rate	Parcel ID	Typ	Date	Sale Price														
Mobile Home	Make:	Model:	Serial #:	Year:	Color:	<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 162.0-0002-0020.A				<b>IMAGE</b>								
Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>					
19	Patio	D Y	1 16x24	A	AV	2012		3.23	T	5.6	101			1,200		1,200						
More: N	Total Yard Items:	1,200	Total Special Features:		Total:	1,200																